

**Town of Milton  
Historic Preservation Board  
May 1, 2008**

**Members Present:**

Michael Ostinato	Sally Harkins	Jack Vessels
Brenda Burns	Amy Kratz	Gwen Foehner
Richard Greig		

Brenda Burns called the meeting to order at 7:01 pm

**Item 1 – Additions or Corrections to the Agenda**

Are there any additions or corrections to the Agenda? Jack Vessels: I move that we approve it as presented. Sally Harkins: Second.

Roll call vote:

Michael Ostinato:	Approved
Sally Harkins:	Approved
Jack Vessels:	Approved
Brenda Burns:	Approved
Amy Kratz	Approved
Gwen Foehner:	Approved
Richard Greig	Approved

Motion so carried.

**Item 2 – Approval of the April 3, 2008 Minutes.**

That meeting was conducted by Mr. Vessels, so I will recuse myself. Do I have a motion to accept the minutes as presented or do we need any changes? Sally Harkins: I make a motion to approve the minutes. Michael Ostinato: Second.

Roll call vote:

Michael Ostinato:	Approved
Sally Harkins:	Approved
Jack Vessels:	Approved
Brenda Burns:	Recused herself
Amy Kratz	Approved
Gwen Foehner:	Approved
Richard Greig	Approved

Motion so carried.

**Item 3 – Business Portion**

The Applicant, Truitt Jefferson, is requesting approval to construct a garage, install a fence and new sidewalk at 412 Union Street, further identified by Sussex County Tax Map 2351419 Parcel 34. We have all received a packet. Does anyone have any

questions for Mr. Jefferson? Hopefully, you have all looked it over. Let's take it item by item:

1. Garage – Brenda Burns: You all have a copy of the Plan. Are there any questions concerning that? Truitt Jefferson: May I interrupt a minute? I was trying to get a price on it and when I took that one to the contractor, he came up with a couple of points. The design and all that has stayed the same, but that one has a monolithic pour for the foundation and floor. The new drawing has a foundation and that one has 2 X 4 uprights, and the new one has 2 X 6's. That's the only changes made. I have new copies made if you want to see them. Yes, that would be good, please. Brenda Burns: So, 2 X 6 construction and you will have a foundation, rather than a poured. Truitt Jefferson: That gets it up off the ground so that the walls will last better. The grading becomes easier. Brenda Burns: There's no problem with 2 X 6, that's great. Truitt Jefferson: For the record, it might be good to note that the right elevation on the plans is actually the same elevation, as it faces Union Street. The other one will face north in the backyard. : I was telling the people that were here earlier rather than lay it in the back, that old dilapidated building that is in the field used to be a store that was set up in the yard at 412, somewhere between 1932 and 1935 or 36. It was Mom and Pop's store, but it didn't work out to well for them, so they moved it out there and added some chicken houses on and I was going to move it back, but it couldn't make the trip. Brenda Burns: There really has no bearing on this issue. Truitt Jefferson: I know that, that was just a little personal history. Brenda Burns: Because it's not sitting on the lot. Does anybody have any questions? Jack Vessels: I would move we approve the garage plans, as presented. Sally Harkins: Second.

Roll call vote:

Michael Ostinato:	Approved
Sally Harkins:	Approved
Jack Vessels:	Approved
Brenda Burns:	Approved
Amy Kratz	Approved
Gwen Foehner:	Approved
Richard Greig	Approved

Motion so carried.

2. Fence – Brenda Burns: You all have a copy of the Plan. You selected the run that is a picket that has a swag in the center. Truitt Jefferson: Yes. Brenda Burns: That's a nice looking fence. Amy Kratz: That will be all around the property? Truitt Jefferson: I was just asking if the Board would approve the fence to go all around the property and across the front. Brenda Burns: How tall is that fence? Truitt Jefferson: Across the front it

can be no more than 3-1/2 feet. That's what it will be. This company here, I was just looking while I was sitting here, has 4 feet, so across the back it will be 4 feet. Then coming down the sides maybe 1/2 way or 2/3 could be 4 feet, then when we get closer to the street, it has to drop down to be in compliance with the statute, 3-1/2 feet I believe is what I have been told. Amy Kratz: Yes, 3-1/2 above street pavement. Truitt Jefferson: If I use this company, I have to have a man custom make it, because they only go to 4 feet. But, I'll deal with that. Brenda Burns: So what you are saying is it is going to be 4 feet on the back and down the side up until so many feet and then it will be 3-1/2 feet. Truitt Jefferson: I will be even with the house setback. Then drop it down a little lower across the front. They there will be gates at the driveway and a gate to get into the door. I'm not sure how all that will work out. Brenda Burns: Are you planning on using the same picket that you have in the photo. Truitt Jefferson: I don't know. You mix and match, I think. When you drop it down it ought to look okay. Brenda Burns: I think the pickets should be uniform. Truitt Jefferson: I agree and I don't have any problem with that. Brenda Burns: If this is what you are presenting, then this is what the pickets should look like. And they would be uniform around the entire property. Truitt Jefferson: Yes, except around the back they will be 4 feet and in the front they will be no more than 3-1/2 feet. Brenda Burns: Well, you will have to stay within the code, we understand that, but what I'm saying is that the pickets would remain standard around the entire perimeter of the property. Truitt Jefferson: Right. Brenda Burns: Do I have a motion to approve the fence, as presented? Amy Kratz: I make a motion to approve the fence, as presented. Jack Vessels: Second.

Roll call vote:

Michael Ostinato:	Approved
Sally Harkins:	Approved
Jack Vessels:	Approved
Brenda Burns:	Approved
Amy Kratz	Approved
Gwen Foehner:	Approved
Richard Greig	Approved

Motion so carried.

3. Sidewalk – Truitt Jefferson: If you would pull your site plan up. On that sidewalk, the Town is after getting it done, and the sidewalk would run adjacent to the road. Then, we need to get from the dwelling to the garage and from the street to get back to the side porch, where it originally was, we had to walk around to the back and over to the garage. It will either be 18" or 24" wide. Probably cement. Brenda Burns: 18 or 24, that seems rather small to me. Truitt Jefferson: Basically, it will only be one person walking on it. Amy Kratz: You're talking about the sidewalk in the back

of your house to get to the garage. Truitt Jefferson: Yes. If you go to Lowes and buy walking blocks, they're just about the same size. That's all we had before. I just cleaned it all out because I'm regarding the lot. I want to get the grading done and get some grass going, and then get some trees. Brenda Burns: Even at 24" I think that's rather small. I would like to see 36", 30" at a minimum. That would be a standard walkway. For safety sake it should not be 24". Does anybody else have any thought on that? Jack Vessels: He doesn't even have to have one. Brenda Burns: But if you're going to put one? Amy Kratz: I don't know we're even reviewing that? Brenda Burns: If he's going to approve one... Well, he's here for approval. Michael Ostinato: I thought we were approving the front sidewalk. Brenda Burns: No, he's asked to include the sidewalk. Truitt Jefferson: No the front sidewalk is going to get done. It will go back like it is. I wasn't sure if it needed this Board's approval or not. Amy Kratz: Approval for the back. Truitt Jefferson: For both the back and the front. Jack Vessels: Sidewalks are not considered a building structure. You don't even need a building permit. Brenda Burns: I disagree, I think it is. Amy Kratz: For a walkway in your back you did, but not in the front. Brenda Burns: I would say we make a motion to approve the sidewalk, but it would have to be under the Town Code and whatever the Town Ordinance says that the sidewalk must be, that's what it must be. Let's look at the ordinance. Truitt Jefferson: I propose that it also covers the black top driveway. Also, I have a 7 foot setback in the back and 6 foot on the sides. That's it. Brenda Burns: Is that correct, 7 foot? Is that on the building or on the garage? Truitt Jefferson: On the garage. Brenda Burns: I don't think that's right either. Setback on the back. Amy Kratz: There's agricultural land behind you. Right? Truitt Jefferson: Right. Brenda Burns: Well, it's not going to stay that way. Amy Kratz: There is an agricultural use. Brenda Burns: It's not going to stay that way, Amy. It doesn't apply. Amy Kratz: Okay. There is a 6 foot setback regulation. Brenda Burns: Let me look at your ordinance. Truitt Jefferson: That's what I was told. Brenda Burns: I had the code out the other day for a garage, so I know that's not a correct setback. Truitt Jefferson: What I was told, was 6 ft. and we just added the other foot in the back because we wanted more room in the back for a little victory garden. Amy Kratz: Is it Section 7.4 – Accessory Buildings and Uses. Accessory buildings not attached to principal buildings, should comply with the following: all accessory buildings shall require a building permit. Accessory buildings shall only be located on the same lot as the principal use dated in the density control table. [So there is also a density control table we have to look at.] Accessory buildings shall only be located in a rear or side yard and the minimum setback from the side and rear property line shall be a minimum of 6 feet. Accessory buildings shall not be located closer than 5 feet to the principal building or any other permitted accessory structure. Jack Vessels: So he's within the guidelines. Brenda Burns: It's always better to double check. I could have sworn that when

the code enforcer was over the other day he told me it was 20 feet in the back and on the side it is 10 feet. Jack Vessels: That's for a regular building, not an accessory building. Brenda Burns: May I have a motion please. Jack Vessels: I make a motion to approve the sidewalk and driveway, as presented. Amy Kratz: Second.

Roll call vote:

Michael Ostinato:	Approved
Sally Harkins:	Approved
Jack Vessels:	Approved
Brenda Burns:	Approved
Amy Kratz	Approved
Gwen Foehner:	Approved
Richard Greig	Approved

Motion so carried. Congratulations.

Jack Vessels: I move we adjourn. Amy Kratz: Second. Motion carried.